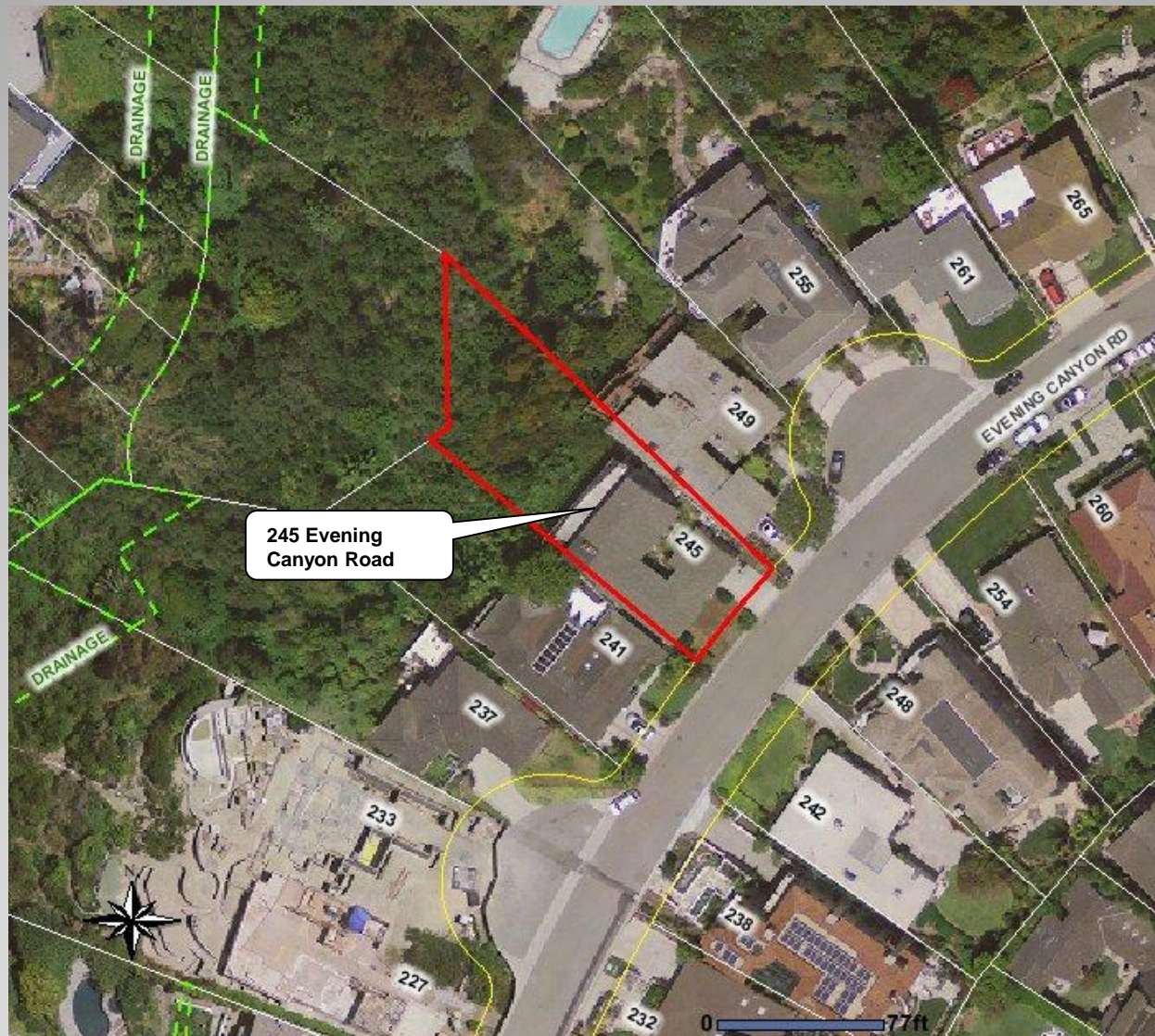




Planning Commission June 7, 2012

**Cornerstone Securities Residential Addition
Variance No. VA2012-001
(PA2012-027)**



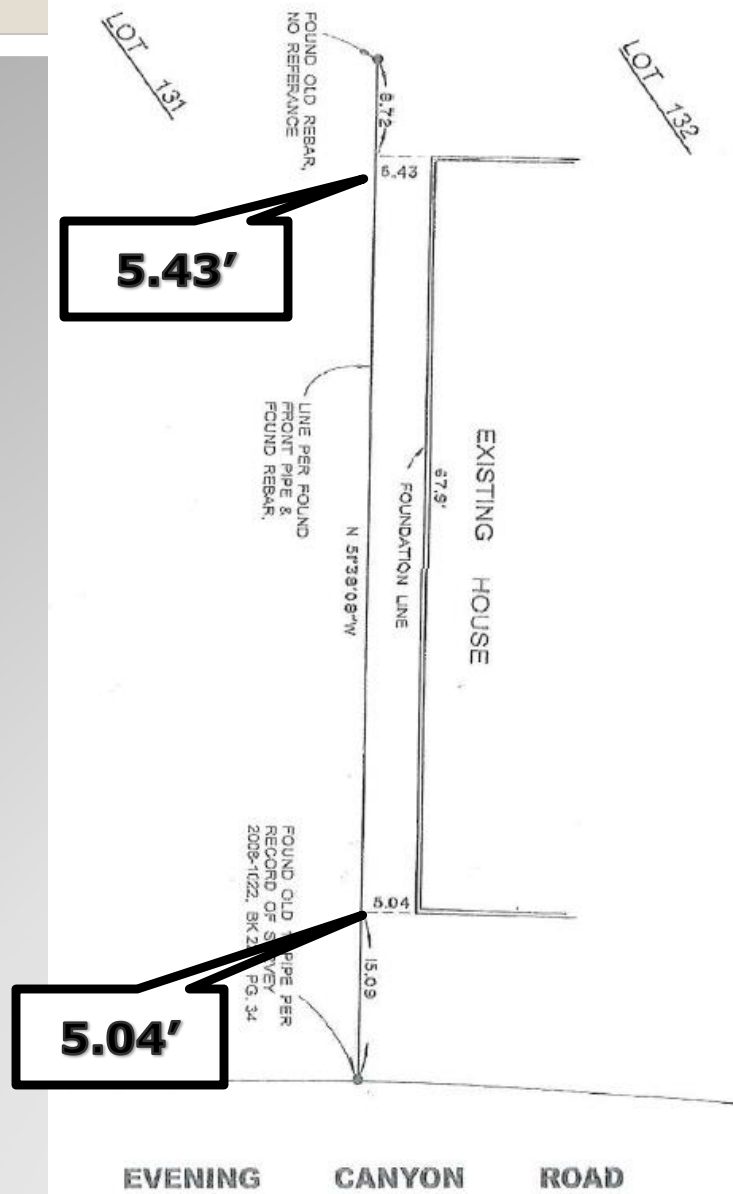
Vicinity Map



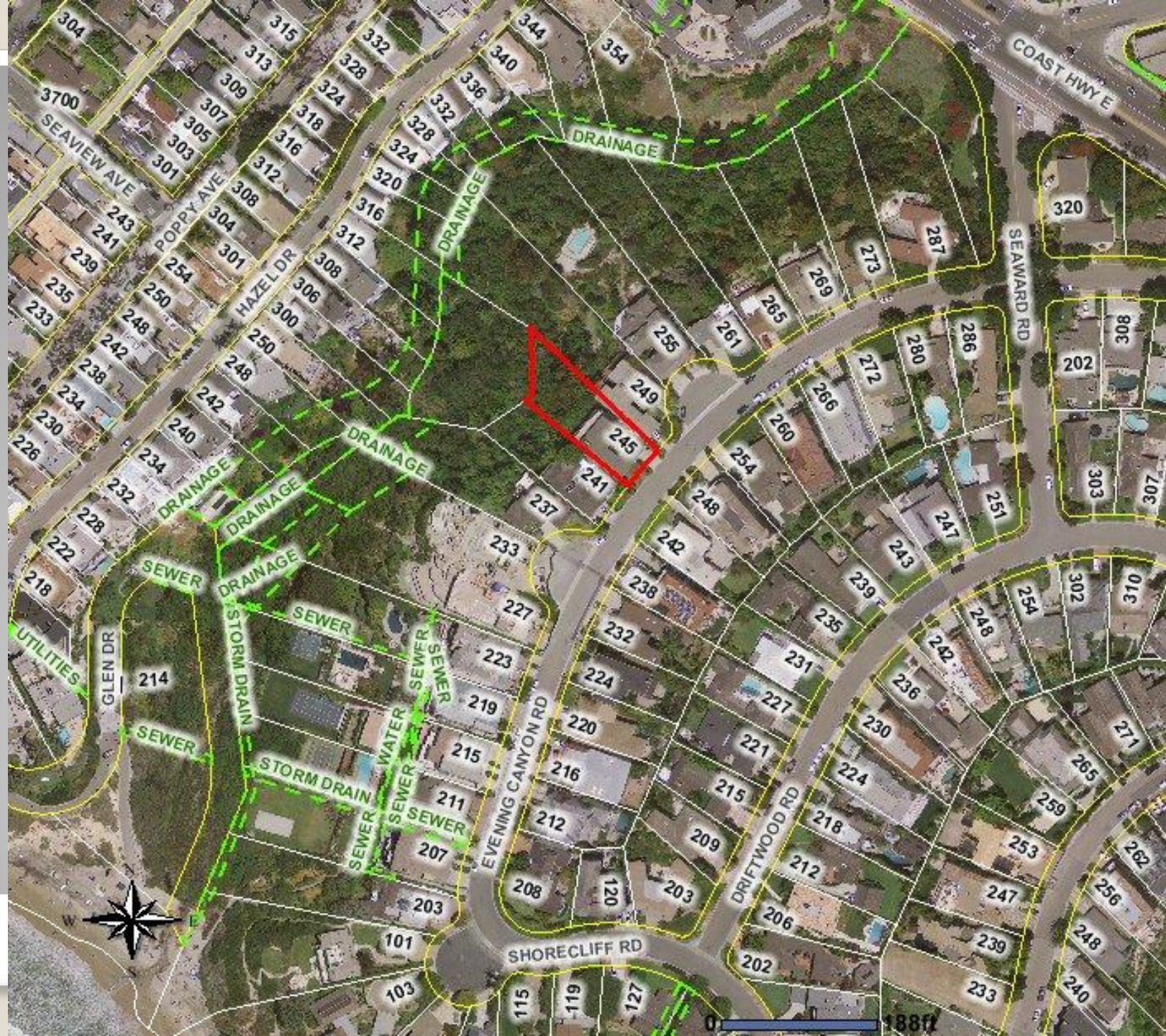
Street View-245 Evening Canyon

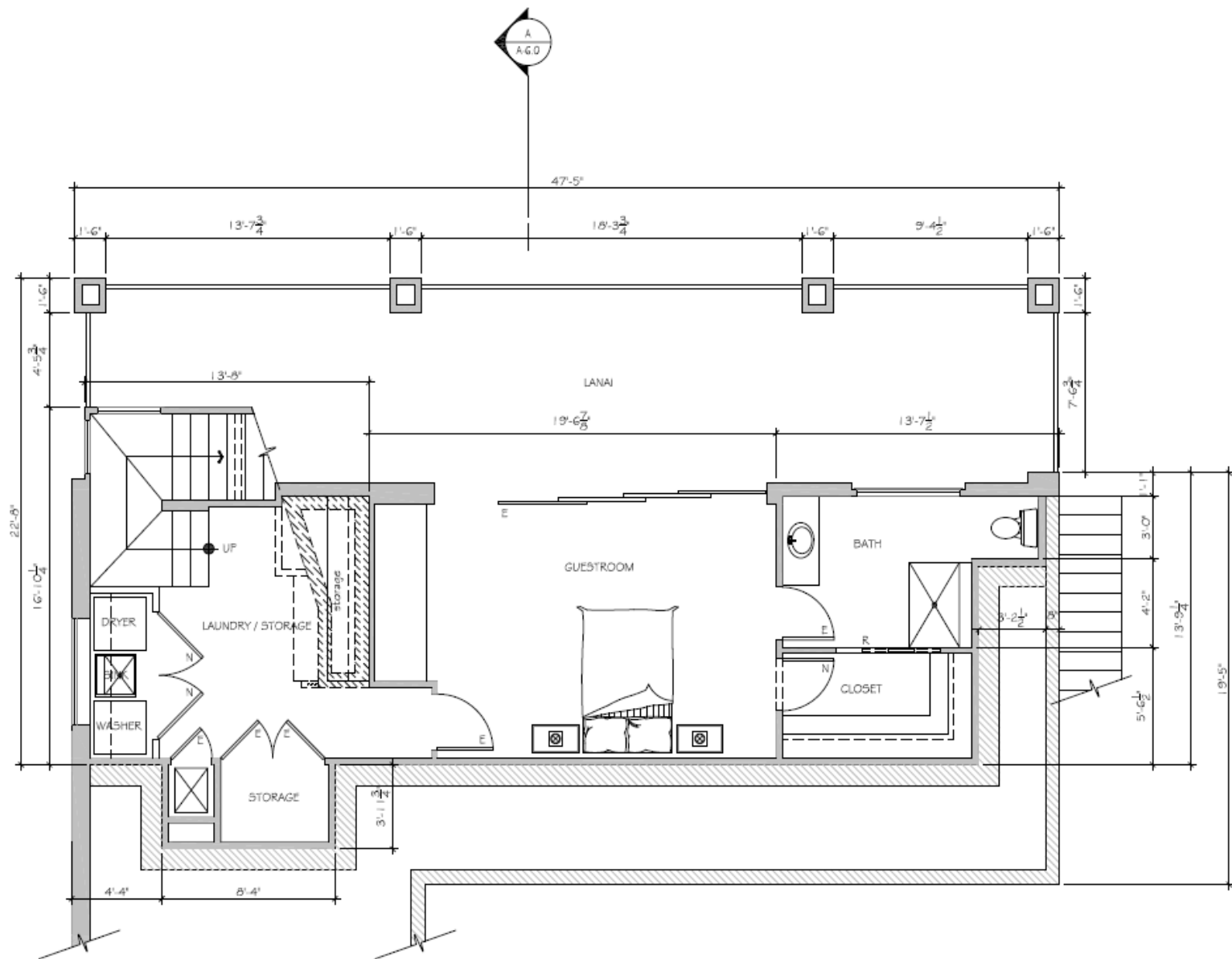


Southwesterly Side Yard

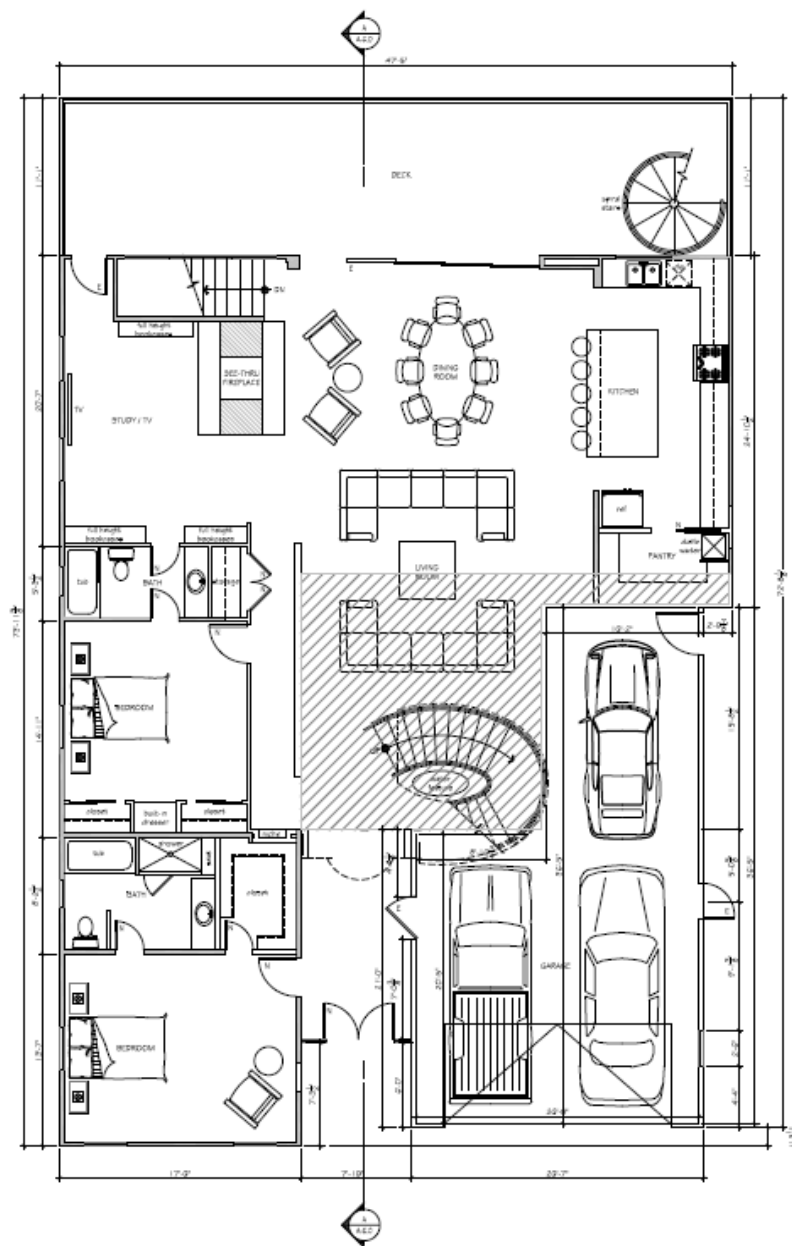


Survey of Side Yard

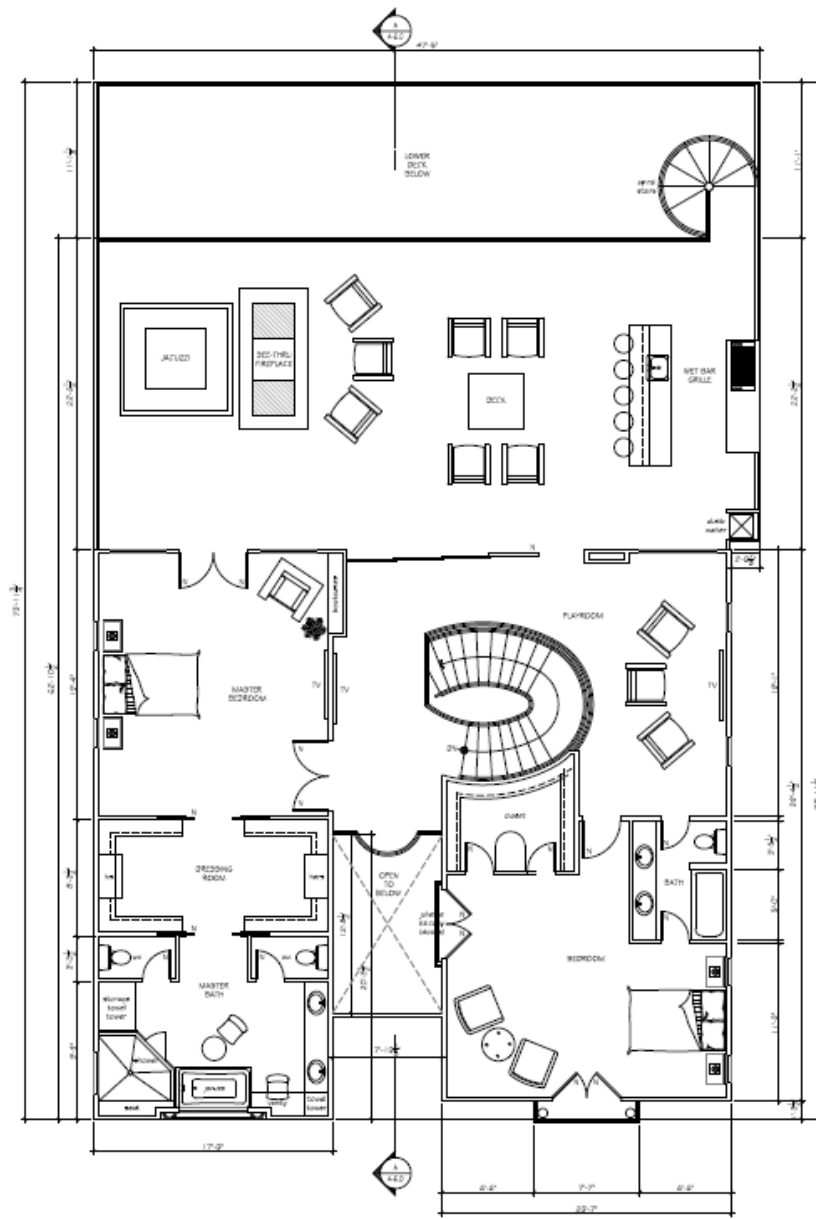




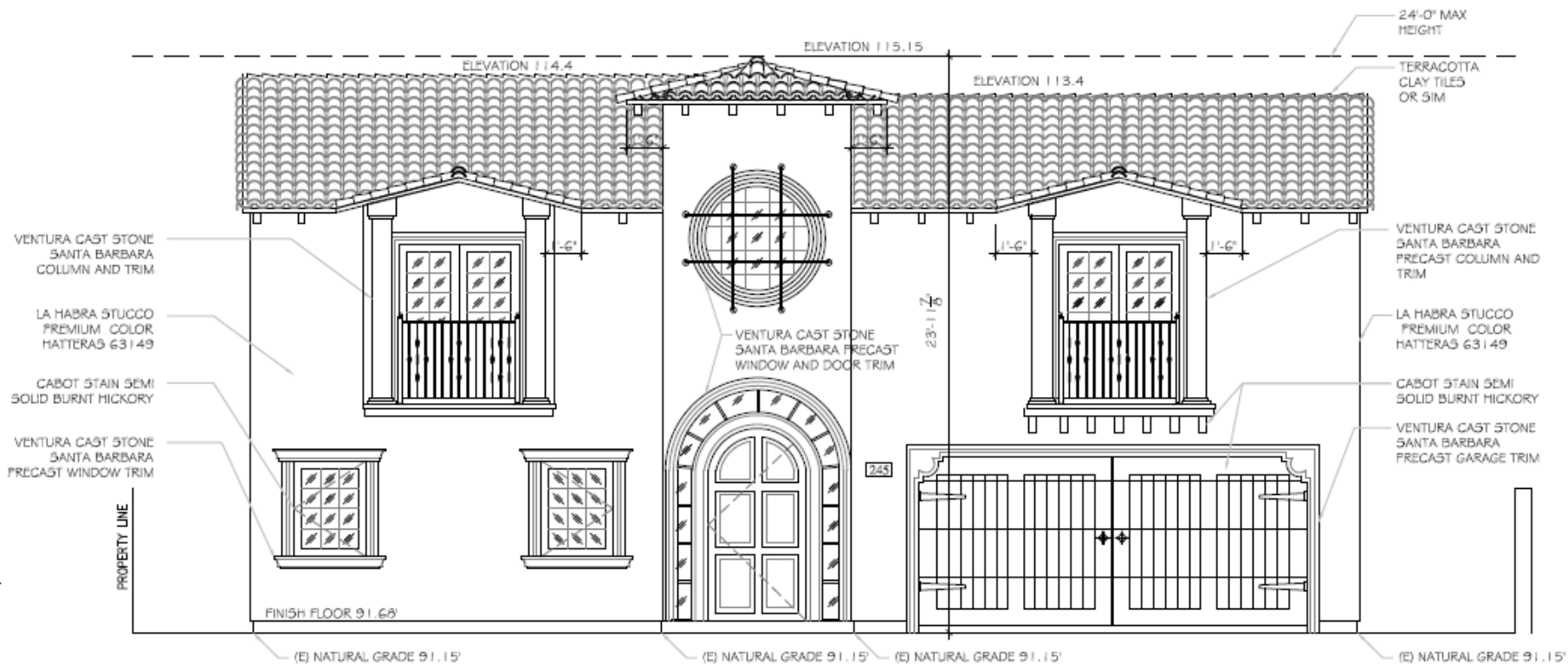
Lower Level



First Floor-Entry Level

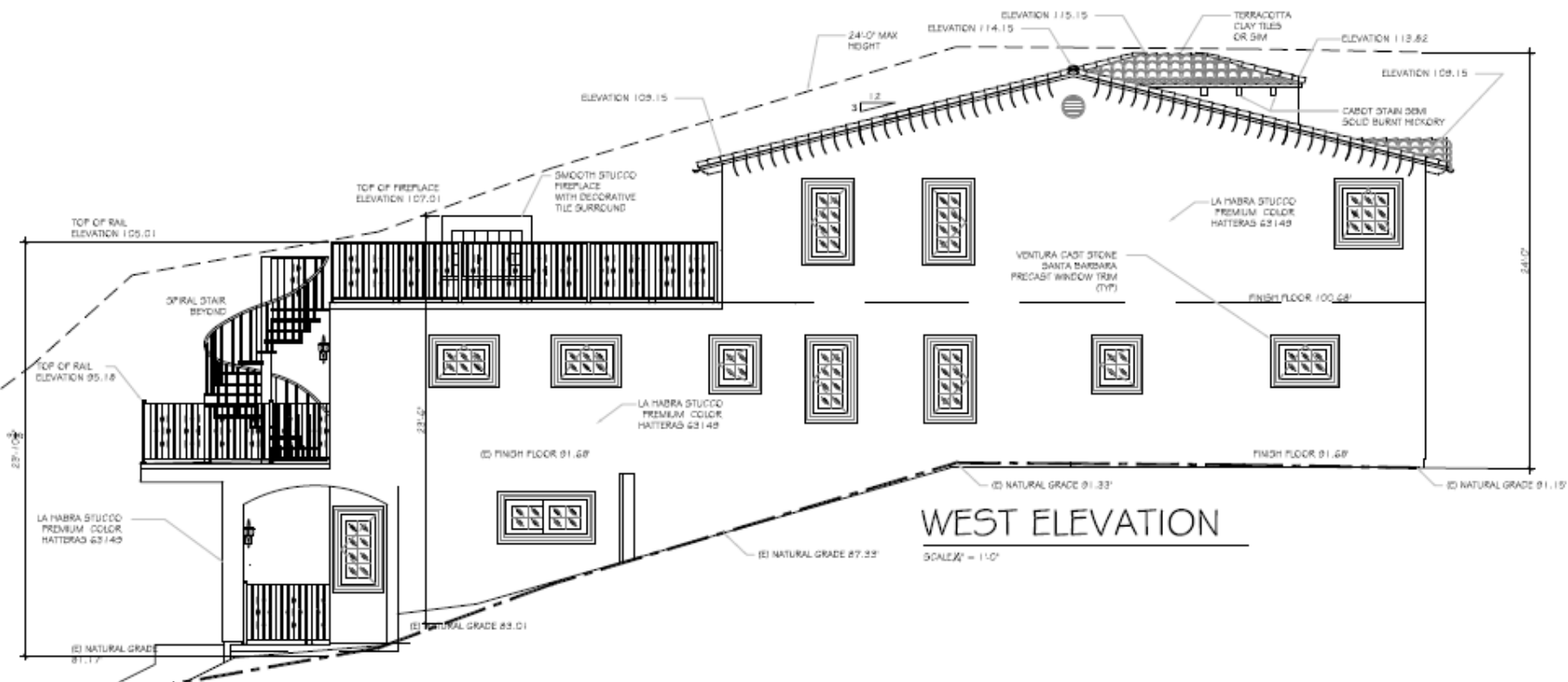


Second Level



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



**Cornerstone Securities Residential Addition
VA2012-001 (PA2012-027)
245 Evening Canyon**

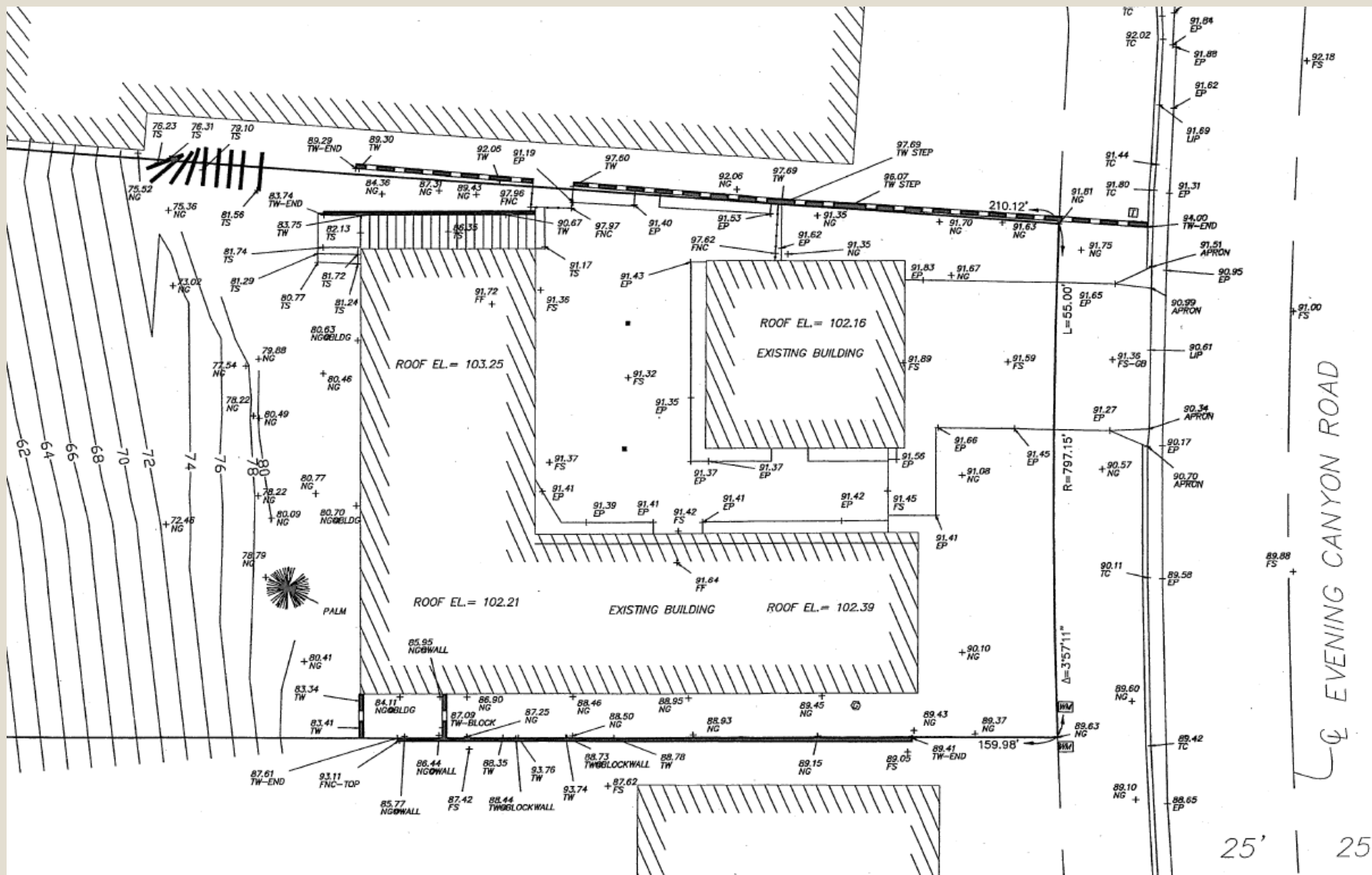
- Required setback would not allow addition to use existing wall for structural support
- Required setback would cause additional reconstruction or demolition of existing structure
- Adequate light and air is provided between abutting properties.
- Project complies with all other development standards such as height, parking, design standards, canyon development string lines, etc.

Variance Findings

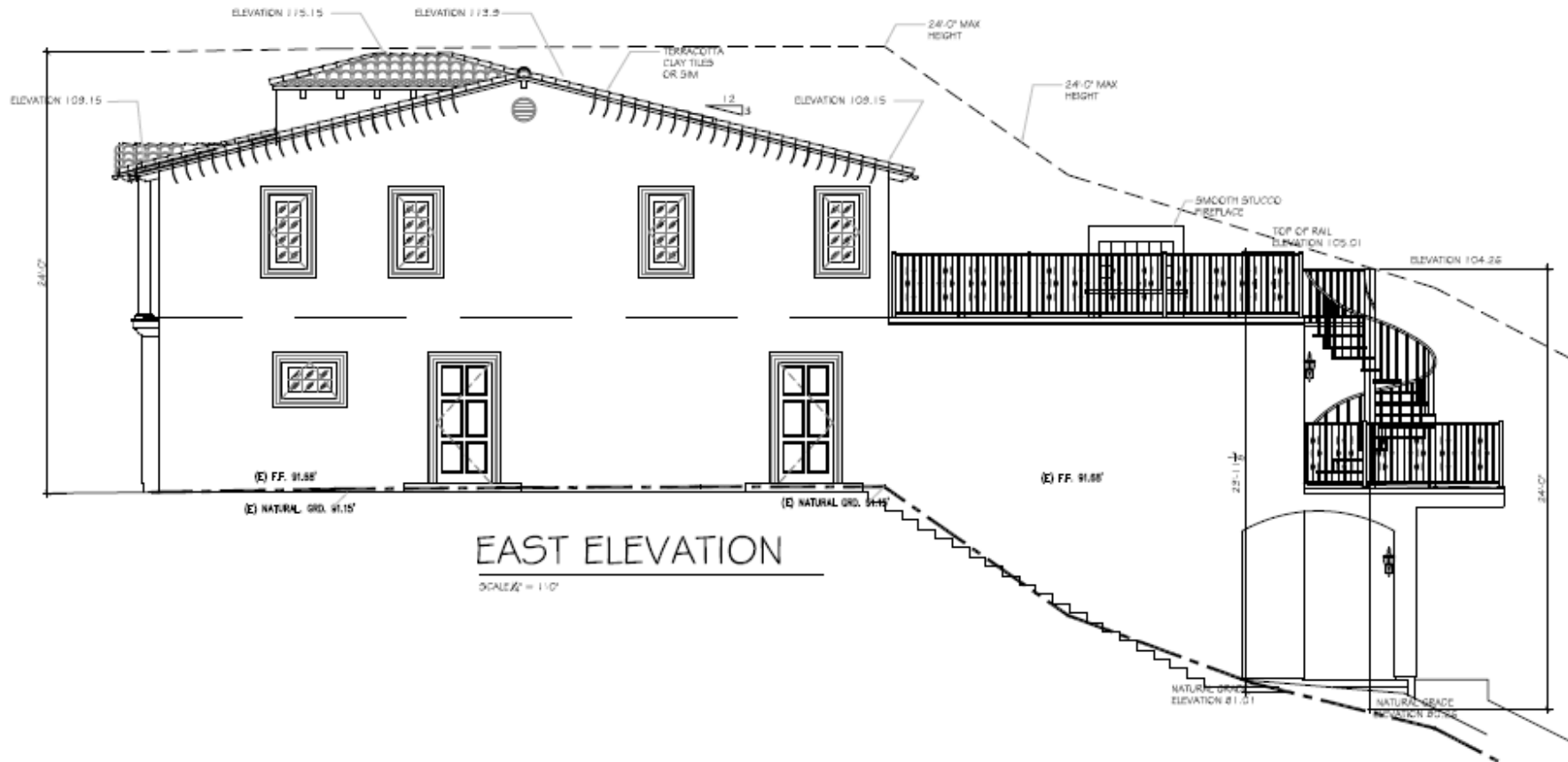
- End

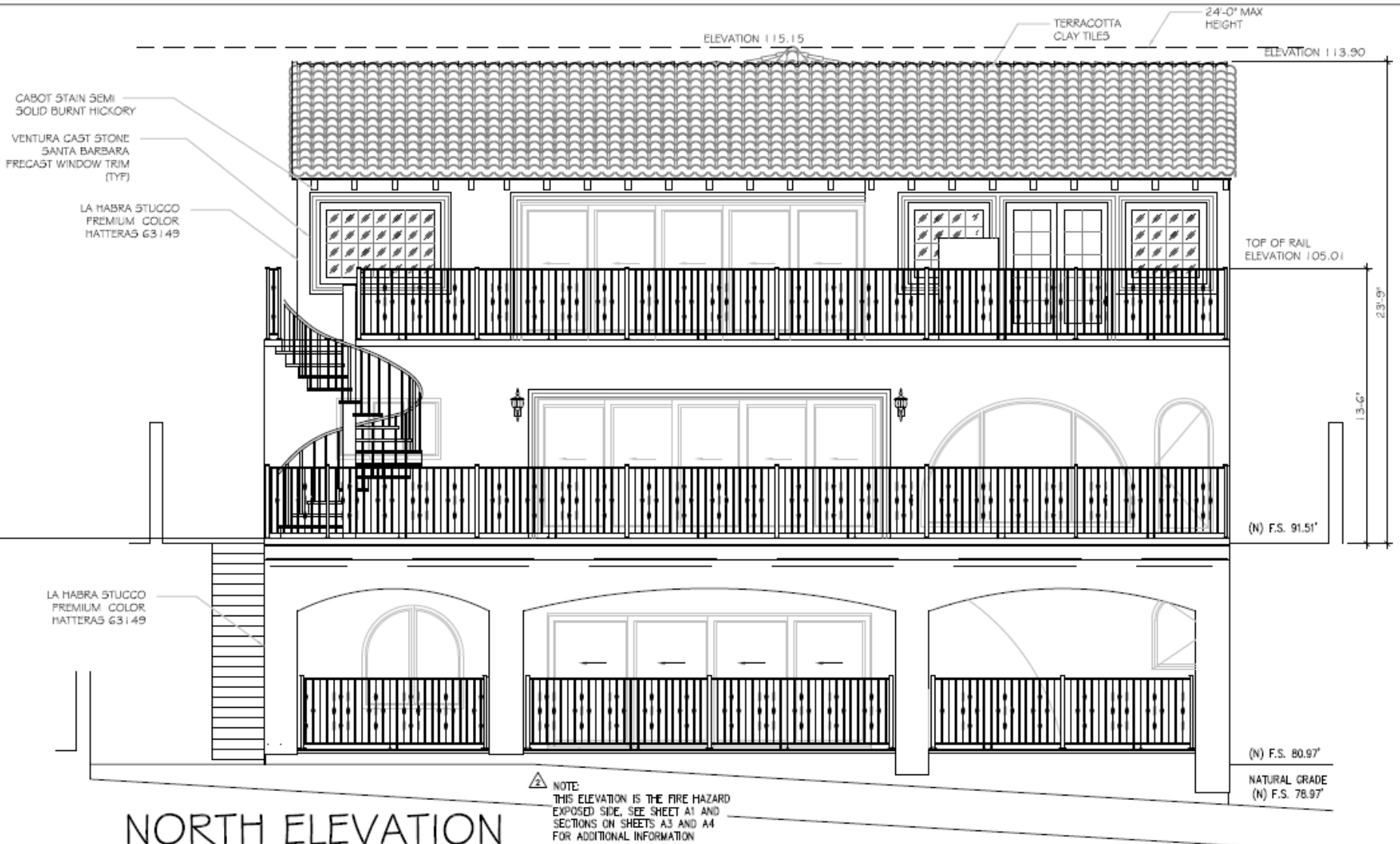
- Four comment letters have been received from the public including two from the Shore Cliff Property Owner's Association.
- A variance for the size of the addition to the nonconforming structure is not necessary if the side yard variance is granted.
- An updated draft resolution has been provided to clarify this.

Updates



Topographic Survey





NORTH ELEVATION

SCALE 1/4" = 1'-0"



Lower Level Lanai



Rear Deck Facing Buck Gully



Land Use and Zoning